



Town of Arlington, Massachusetts
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Building Committee Minutes 05-06-2003

TOWN OF ARLINGTON
MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, MAY 6, 2003

PRESENT: William Shea, Vice Chair Suzanne Owayda
 Thomas Caccavaro John Sanchez
 Robert Juusola Charles Stretton

ABSENT: John Cole, Chair
 Kathleen Donovan
 Nancy Galkowski

PARTICIPANTS: Arlington Fire Chief Richard Maimone
 Gregory Carell, The Carell Group
 Stefan Chaires, DRA
 Alan Brown, Principal - Stratton School
 Joseph Drown, DPC (Design Partnership of Cambridge)
 Robert Bell, DPC
 Walter Jacob, DPC

CALL TO ORDER: 7:30 p.m.

PARK CIRCLE FIRE STATION - R. MAIMONE/G. CARELL

- Chief Maimone reported that since the last PTBC meeting, he and the architect have met with the Finance Committee and the Capital Planning Committee. He and the architect have met several times to finalize the drawings and make any necessary corrections. They intend to move forward with plans for an open house at the Park Circle Fire Station so that the public may review the plans. The Historical Commission will also be contacted to review the plans.
- While the architect understood the town's budget concerns, he noted that (due to the current competitive market) now would be the optimal time to build.
- According to Mr. Carell, the documents are 60-70% complete. An estimate was prepared by A.M. Fogarty based on the completed documents. The Schematic Estimate Summary sheet was distributed and reviewed by Mr. Carell.
 - o \$1,779,448 - Actual Construction Cost - number includes a 5% design contingency
 - o a construction contingency of 7% brings total to \$1,904,052
 - o additional costs (temp. relocation expenses, construction related costs, fit up cost) bring the total project cost to approximately \$2,221,952.
- Chief Maimone will contact the Acting Town Manager about plans to provide Town Meeting with a PowerPoint presentation
- On a MOTION by Mr. Caccavaro and seconded by Mr. Juusola, it was VOTED to approve the Park Circle Fire Station plans and the cost estimate from A.M. Fogarty as they have been developed thusfar and move forward to Town Meeting. VOTE: Unanimous

DALLIN SCHOOL UPDATE - S. CHAIRES

- Mr. Juusola distributed reports from the second cost estimator, Daedalus (#1. Design Development Estimate & #2. Drawing & Specification Review). Due to the significant difference between the first and second estimates, DRA has been asked to review the Daedalus reports and to provide a written response for the committee.
- Mr. Chaires will provide answers to Mr. Shea's HVAC questions.

- The DRA revised estimated Project Budget (total project cost \$11,336,770) was distributed to the committee and reviewed by Mr. Chaires. Mr. Shea noted that the bonding cost expense should also be included in the budget.

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Construction Cost Reduction Possibilities - Motions/Votes as follows:

Material Substitutions

- (1.) Motion by Mr. Juusola and seconded by Mr. Stretton - VOTED - change from cast stone to architectural CMU - VOTE: 3-1-1 (S. Owayda, abs - T. Caccavaro, no)
- (2.) Motion by Mr. Caccavaro and seconded by Mr. Stretton - VOTED - keep standard brick - VOTE: Unanimous
- (3.) Motion by Mr. Juusola and seconded - VOTED - keep acoustic deck - VOTE: Unanimous
- (4.) Motion by Mr. Juusola and seconded - VOTED - keep no. 4 as a bid alternate - VOTE: Unanimous
- (5.) Motion made and seconded - VOTED - keep wood (no change)
- (6.) Motion by Mr. Caccavaro and seconded - VOTED - keep VCT (no change) - VOTE: Unanimous
- (7.) Motion by Mr. Caccavaro and seconded - VOTED - keep rubber stairs & landings (no change) - VOTE: Unanimous
- (8.) Motion made and seconded - VOTED - keep sod (no change) - VOTE: Unanimous
- (9.) Motion by Mr. Caccavaro and seconded by Mr. Sanchez to use chain link fence instead of ornamental iron fence at kindergarten play area - MOTION AMENDED & VOTED: Change No. 9 to a bid alternate - VOTE: Unanimous
- (10.) Motion by Ms. Owayda and seconded by Mr. Caccavaro - VOTED - keep rubber play surface for kindergarten area - VOTE: Unanimous

Scope Deletions/Reductions

- (12, 13, 14, 15, 16, 17, 18, 20, 21, 22) Motion made and seconded - VOTED - not to delete/reduce (no change)
- Mr. Greg Heath (Dallin Group) spoke about the two-year-old playground at Dallin bequeathed from a grant that he still believed met current codes. Before the PTBC makes a decision on No. 19 (Delete new play structures & fiber play surface), Mr. Chaires will find out whether the existing equipment can be used and will report back to the committee.
- (23.) Motion by Ms. Owayda and seconded - VOTED - delete replacement of 200 linear foot retaining wall at playground - VOTE: Unanimous

Peirce Update

- Mr. Chaires reported that there were a lot of outstanding site issues at the Peirce. While he has received a pencil requisition (\$28,000) from the contractor for work completed on the monetized punch list, he noted that no electrical work had been done. At the committee's request DRA will send a letter to Castagna Construction stating that the issue of the remaining interior and exterior work was discussed at tonight's meeting, and he will request a close-out schedule for the completion of the work next month. A copy of the letter will be sent to John Cole.

THOMPSON & STRATTON UPDATE - DPC

- Several items were presented by Mr. Drown:
 - o 2 sets of 100% complete schematic design plans - reviewed by Mr. Bell
 - o MET narrative
 - o Schematic design cost summaries for Thompson & Stratton (two copies of complete estimates were also submitted)
- The cost estimates were reviewed by Mr. Drown who noted that increases included in the cost estimates were due primarily to site costs (\$379,000 - Thompson & \$297,517 at Stratton)
- o MTC grant report - presented in a brief outline distributed and reviewed by Walter Jacob
- Because the total estimated project cost for each of these projects was significantly higher than the current building projects, the architect was asked to come back to the committee with some reductions/alternatives for the next meeting on May 20th. Once costs have been firmly established and before the Special Town Meeting presentation on May 28th, a meeting will be arranged by Mr. Shea with the Finance Committee.
- The architect will meet with the following departments to review building plans: Fire, Building Inspector, Public Works, School Department, Police. Mr. Sanchez will coordinate those meetings.

FINAL DISCUSSION - TOWN MEETING REPORT

- The committee reviewed and amended the suggested wording of the LEED (Leadership in Energy & Environmental Design) Warrant Article being submitted to Town Meeting by the Sustainable Arlington group as recommended by the PTBC (see attached).

On a MOTION by Mr. Caccavaro and seconded by Ms. Owayda, it was VOTED to support Warrant Article No. 32 as amended by the PTBC. VOTE: Unanimous

- Article 71 (Dallin) and 72 (Hardy) have been withdrawn.

INVOICES

On a MOTION by Mr. Juusola and seconded by Mr. Stretton, it was VOTED to approve Design Partnership of Cambridge Inc. invoice in the amount of \$74,250.00 for the Thompson project and \$85,755.00 for the Stratton project which brings the plans to 90% completion for phase one of both projects. ROLL CALL VOTE: Unanimous

APPROVAL OF MINUTES

On a MOTION by Mr. Shea and seconded by Ms. Owayda, it was VOTED to approve PTBC Meeting Minutes for March 18 and April 1, 2003. VOTE: Unanimous

On a MOTION by Mr. Juusola and seconded, it was VOTED to approve PTBC Meeting Minutes for April 15, 2003.

VOTE: Unanimous

On a MOTION by Mr. Caccavaro and seconded by Mr. Stretton, it was VOTED to approve PTBC Meeting Minutes for April 29, 2003. VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Marie Carroll